



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

Dom Zanger
District No. 1
Vice-Chair

Kollin Kosmicki
District No. 2
Chair

Mindy Sotelo
District No. 3

Angela Curro
District No. 4

Ignacio Velazquez
District No. 5

Item Number: 1.11

MEETING DATE: 04/22/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Arielle Goodspeed

DEPT HEAD/DIRECTOR: Abraham Prado

SUBJECT:

RESOURCE MANAGEMENT AGENCY - A. PRADO, PLANNING AND BUILDING DIRECTOR

Adopt Resolution to initiate a General Plan amendment process to eliminate or modify certain areas designated Residential Mixed, and to update the Residential Mixed Land Use designation description from the 2035 San Benito County General Plan.

SBC FILE NUMBER: 790

RESOLUTION NO.: 2025-19

AGENDA SECTION:

CONSENT AGENDA

BACKGROUND/SUMMARY:

At the regular meeting of the Board of Supervisors of March 11, 2025, the Board directed a resolution be brought back indicating that the Board does not support housing in the northwest area of the County of San Benito identified as areas Southeast of the County and East of Fairview in District 1 and South of Airline Highway. A map of the areas is also attached and can be found in the following link to the San Benito County 2035 General Plan: <https://www.cosb.us/home/showdocument?id=5859>.

Residential Mixed (RM) - The purpose of this designation is to allow areas of unincorporated urban uses where circulation and utility services exist. This will provide individuals with the opportunity to live in an unincorporated village or neighborhood atmosphere composed primarily of residential land uses with some commercial uses serving the residences. This designation applies to areas that are largely developed and have public infrastructure and services necessary to support the increased density. The intensity of development will be directly proportional to the level and availability of public infrastructure and services. A maximum of 20 dwelling units per acre can be achieved in those areas so designated. Thirty percent of new residential dwelling units with available public sewer and water shall include mixed

residential types with an average development density of 8 units per acre. The exception shall be the Residential Multiple zoning category where densities of 8 to 20 units per acre are allowed. This designation also allows mixed-use developments that include residential, retail, and office uses.

Since the 2035 San Benito County was adopted in 2015, it has become apparent that a number of policies and resource constraints may make residential development in the areas Southeast of the County and East of Fairview in District 1 and South of Airline Highway in particular to be undesirable, including inadequate transportation infrastructure until such time as Highway 25 and other county arterial road capacity can be constructed and condition improved, provide better jobs and housing balance in the county, and measures to preserve and protect significant areas of important productive farmland within the area can be established. Recently adopted 6th cycle Regional Housing Need Allocation (RHNA) goals emphasize that residential growth should occur predominantly within the City of Hollister and not in areas of productive farmland of the unincorporated County. Limiting development in the unincorporated portions of San Benito County to commercial or industrial uses to provide jobs and positive tax revenue and impact fees is a priority under the Economic Development element of the General Plan.

The 2035 San Benito County General Plan would have to be amended to implement this change in policy. The amendment process can be initiated by the Board of Supervisors in accordance with San Benito County Code (SBCC) section 19.29.003: "Either the county, or any interested party, may initiate the consideration of a General Plan amendment or a Specific Plan or Specific Plan amendment. The county may initiate a General Plan amendment or consideration of a Specific Plan by formal action of the Planning Commission or the Board of Supervisors." [Emphasis added]. Also see SBCC section 25.01.011 E. (Ordinance No. 1043, June 29, 2022).

RESOLUTION OR ORDINANCE NEEDED FOR THIS ITEM:

Yes

CONTRACT NEEDED FOR THIS ITEM:

N/A

RFP AND BID HISTORY:

N/A

LAST CONTRACT AMOUNT OR N/A:

N/A

CONTRACT HISTORY (Describe all amendments and previous contracts):

N/A

STRATEGIC PLAN GOALS: 1. Operational Development & Excellence

No

STRATEGIC PLAN GOALS: 2. Planning And Sustainable Growth

Yes

STRATEGIC PLAN GOALS: 3. Technology

No

STRATEGIC PLAN GOALS: 4. Community Engagement

Yes

STRATEGIC PLAN GOALS: 5. Health & Safe Community

Yes

BUDGETED:

N/A

BUDGET ADJUSTMENT NEEDED:

N/A

SOURCE OF FUNDING:

General Fund

UNFUNDED MANDATE:

N/A

SBC BUDGET LINE ITEM NUMBER:

N/A

CURRENT FY COST:

N/A

STAFF RECOMMENDATION:

Staff recommends that the Board of Supervisors:

1. Adopt resolution to initiate the General Plan amendment process to eliminate or modify certain areas designated Residential Mixed, and to update the Residential Mixed Land Use designation description the from the 2035 San Benito County General Plan.

ATTACHMENTS:

[Resolution - General Plan Amendment Residential Mixed Adopted 2035 General Plan](#)
[SBCC 19.29.003](#)
[Gov Code 65858](#)